Property ID: R94327 ✓

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

1621163

Property Information

property address: 2200 MALONEY

legal description: HILLCREST, BLOCK O, LOT 20

owner name/address: HERNANDEZ, EPIFANIO & TEODULA
2200 MALONEY AVE
BRYAN, TX 77801-2039

full business name: n/a

land use category: SF-RES type of business: n/a

current zoning: C3 occupancy status: occup

lot area (square feet): 7000 frontage along Texas Avenue (feet): N/A

lot depth (feet): 140 sq. footage of building: 1304

property conforms to: □ min. lot area standards NO □ min. lot depth standards NO □ min. lot width standards 50 ft.

Improvements

# of buildings: 1 building height (feet): 10 # of stories: 1

type of buildings (specify): wood

building/site condition: 3

buildings conform to minimum building setbacks: ☑ yes □ no (if no, specify)

approximate construction date: 1932 accessible to the public: □ yes ☑ no

possible historic resource: ☑ yes □ no sidewalks along Texas Avenue: ~~□ yes □ no~~ n/a

other improvements: ☑ yes □ no (specify) shed
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

□ yes ☑ no □ dilapidated □ abandoned □ in-use

# of signs: ____ type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? □ yes □ no (specify)

Off-street Parking

improved: □ yes ☑ no parking spaces striped: □ yes □ no # of available off-street spaces:

lot type: □ asphalt □ concrete □ other

space sizes: sufficient off-street parking for existing land use: □ yes □ no

overall condition:

end islands or bay dividers: □ yes □ no: landscaped islands: □ yes □ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: parking in lawn

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ~~☐ yes~~ ☐ no N/A

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments: